

1805 KINGSFORD DR
PNC BANK
DB 7446 P 531
C1 SMC

KINGSFORD DRIVE
60' R/W

NOTICE

PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

4800 DIXIE HIGHWAY

MONTGOMERY
COMMERCIAL PROPERTIES
DB 9294 P 672
C2 SMC

APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 12910
APPROVAL DATE April 15, 2010
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING

4820 DIXIE HWY

HJ PARTNERSHIP
DB 9334 P 745
C2 SMC

4828 DIXIE HWY

HJ PARTNERSHIP
DB 9334 P 745
SMC

4759 DIXIE HIGHWAY
MEDD PROPERTIES
DB 7720 P 534
M2 SMC

4801 DIXIE HIGHWAY
HOFFMAN 4801 DIXIE HIGHWAY LOUISVILLE LLC
DB 8861 P 887
C2 SMC

4722 WALNUT GROVE AVE
DIXIE PROPERTIES
DB 5823 P 965
M2 SMC

4730 WALNUT GROVE AVE
MEDD PROPERTIES
DB 7720 P 542
M2 SMC

4732 WALNUT GROVE AVE
MEDD PROPERTIES
DB 7720 P 542
M2 SMC

4734 WALNUT GROVE AVE
MEDD PROPERTIES
DB 7720 P 542
M2 SMC

4738 WALNUT GROVE AVE

MEDD PROPERTIES
DB 7770 P 634
R4 SMC

4740 WALNUT GROVE AVE
ROBERT OWENS
DB 8435 P 320
R4 SMC

4823 DIXIE HIGHWAY

MARY LOU RIPPY
DB 9344 P 447
C1 SMC

EROSION PREVENTION AND SEDIMENT CONTROL NOTES: The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review office. EPSC BMPs shall be installed per the plan and MSD's standards. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched and adequately contained through the use of silt fence. All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02. Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond or catch basin.

Legend

Existing Contour
MH Manhole
CB Catch Basin
UP Utility Pole
LT Light Pole
FH Fire Hydrant
VM Water Meter
VV Water Valve



GRAPHIC SCALE
0 30 60 90
1" = 30'

PRELIMINARY APPROVAL DEVELOPMENT PLAN

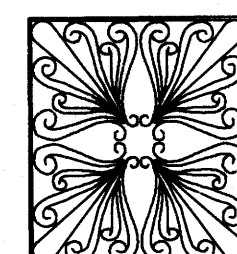
CONDITIONS:

BY: *Robert Owens*
DATE: 02/10/10
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

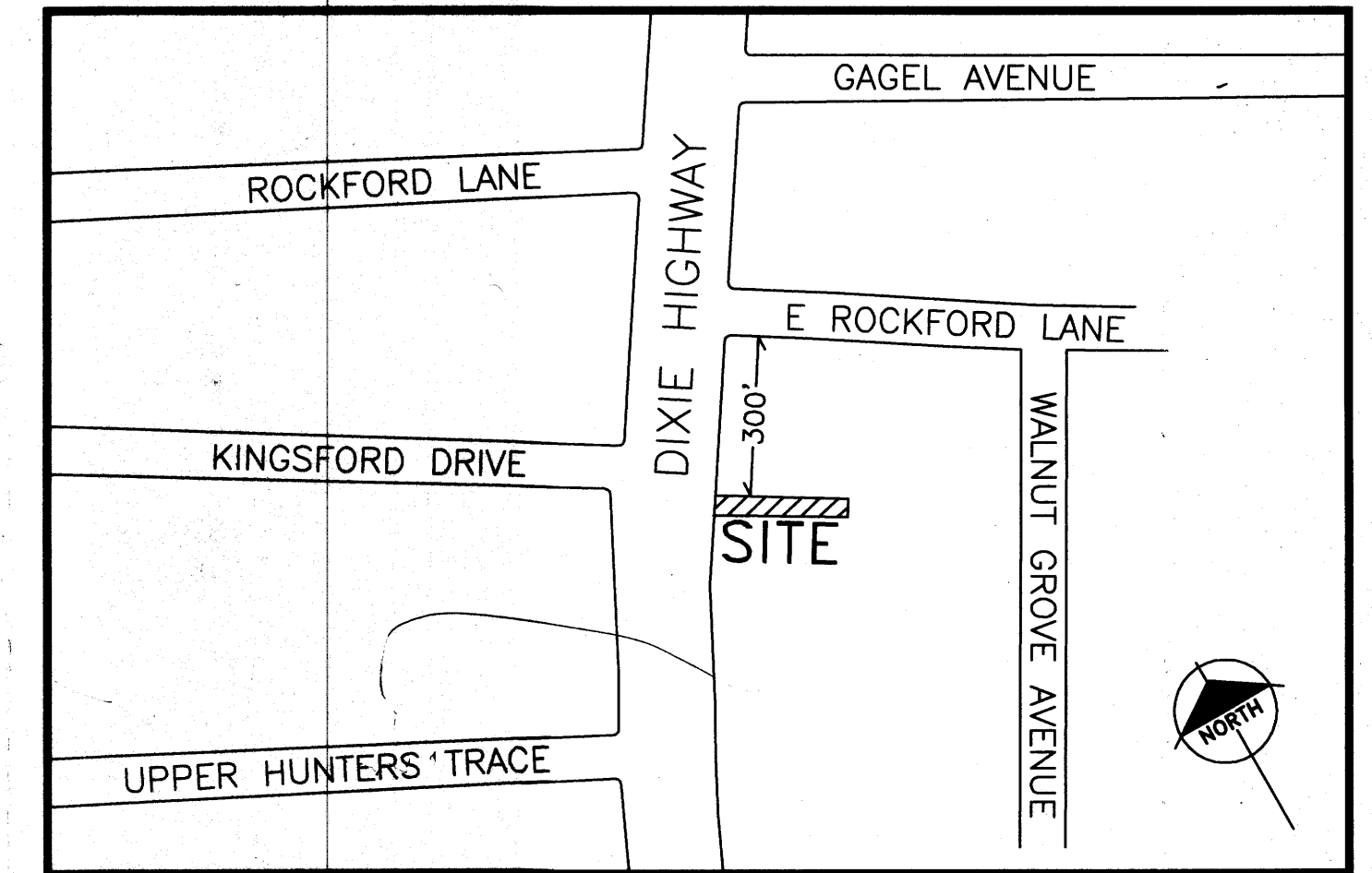
PRELIMINARY APPROVAL

Condition of Approval:

Robert Owens 2/10/10
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



MILLER · WIHRY
Engineers · Surveyors · Planners
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501 Fax (502)638-9538



LOCATION MAP

GENERAL NOTES

1. PARKING AREAS AND DRIVE LANES ARE ASPHALT, TYPICAL PARKING SPACES ARE TO BE 9'x18' AND DRIVE AISLES TO BE 24' WIDE.
2. EXISTING SIGN IS COMPRISED OF 4'x8' INTERNALLY ILLUMINATED SIGNBOARD SIDE-MOUNTED ON A SINGLE STEEL POLE, 18' HEIGHT.
3. THE 100 YEAR FLOOD PLAIN PER FIRM MAP 21111C0072E
4. THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
5. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
6. EXISTING SOILS ARE SCIOTOVILLE SILT LOAM.
7. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO PLAN TRANSMITTAL BY METRO PUBLIC WORKS.
8. CONSTRUCTION PLANS, BOND AND KYTC PERMIT WILL BE REQUIRED PRIOR TO PLAN TRANSMITTAL BY METRO PUBLIC WORKS.
9. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS EASEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

PROJECT DATA

TOTAL SITE AREA : 0.51 ACRES
EXISTING & PROPOSED FORM DISTRICT : SMC - SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING : M2 - 0.51 ACRES PROPOSED ZONING : C2 - 0.51 ACRES
EXISTING USE: FORMER MASSAGE PARLOR PROPOSED USE: TATTOO PARLOR & HAIR SALON
(700 sf Tattoo Parlor & ,300 sf Hair Salon)
TOTAL BUILDING AREA : 2,000 SF (No new building construction proposed)
FLOOR AREA RATIO : 0.09
PARKING : A crossover parking and access agreement will be recorded with properties to the south, 4811 and 4813 Dixie Highway, pending zoning approval.

PARKING CALCULATION (Subject Site) : 20 SPACES PROVIDED (INCLUDES 4 ADA SPACES)
REQUIRED PARKING MINIMUM MAXIMUM
HAIR SALON/TATTOO PARLOR (2,000 SF) /250 = 8.0 SPACES /100 = 20.0 SPACES

COMBINED PARKING CALCULATION: 38 SPACES PROVIDED (INCLUDES 4 ADA SPACES)
REQUIRED PARKING MINIMUM MAXIMUM
HAIR SALON/TATTOO PARLOR (2,000 SF) /250 = 8.0 SPACES /100 = 20.0 SPACES
CAR RENTAL AGENCY (2,066 SF) /400 = 5.2 SPACES /200 = 10.3 SPACES
HAIR SALON (2,066 SF) /250 = 8.3 SPACES /100 = 20.7 SPACES
22 SPACES MIN. REQ. 51 SPACES MAX. REQ.

VEHICULAR USE AREA : 17,700 SF
INTERIOR LANDSCAPE AREA REQUIRED ILA @ 7.5% : 1,328 SF PROVIDED : 1,540 SF

TREE CANOPY CALCULATIONS
TOTAL SITE AREA = 78,408 SF PRESERVED TREE CANOPY COVERAGE AREA : 0
REQUIRED NEW TREE CANOPY COVERAGE = 15,681 SF
CLASS "C" 78,408 x .20
PROPOSED NEW TREE CANOPY COVERAGE = 15,840 SF
CLASS "A" 1-3/4" CALIPER TREES - 22X720

WAIVERS: A Landscape Waiver is requested to allow the parking to allow the required 10-15' LBA along the rear property line to be within the existing 15' drainage easement.

DETAILED DISTRICT DEVELOPMENT PLAN GILWIN COMMERCIAL CENTER

4805 Dixie Highway
DEED BOOK 9286 PAGE 551 TAX BLOCK 1091 TAX LOT 0026

Gilwin Development LLC
2345 Speed Avenue
Louisville, KY 40205
FILE NO. DDDP

WM# 7904

12960